

040.A

0003

0036.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

705,400 / 705,400

705,400 / 705,400

705,400 / 705,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		RIVER ST, ARLINGTON

OWNERSHIP	Unit #:	1
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Owner 1: KALOVIC KEMEL

Owner 2:

Owner 3:

Street 1: 36 RIVER STREET UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NORTHEASTERN CONSTRUCTION -

Owner 2: SPECIALISTS INC -

Street 1: 8 GREEN HALGE

Twn/City: ASHLAND

St/Prov: MA Cntry:

Postal: 01721

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Vinyl Exterior and 1714 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7362			Heavy T	-5												

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	705,400			705,400		
Total Card	0.000	705,400			705,400	Entered Lot Size	
Total Parcel	0.000	705,400			705,400	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	411.55	/Parcel: 411.5	Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID								
040.A-0003-0036.1								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	694,900	0	.	.	694,900	694,900
2019	102	FV	624,500	0	.	.	624,500	624,500
2018	102	FV	553,400	0	.	.	553,400	553,400
2017	102	FV	505,300	0	.	.	505,300	505,300

SALES INFORMATION

TAX DISTRICT		PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code
NORTHEASTERN CO	65917-534		8/14/2015	Sale Price V Tst Verif Notes
				542,500 No No

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	Measured	DGM	D Mann
2/18/2016	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

Total Card / Total Parcel

705,400 / 705,400

705,400 / 705,400

705,400 / 705,400

**USER DEFINED**

Prior Id # 1:	26732
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:51:25
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH			
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			Master Deed 65809-416.							
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:										
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good										
Foundation: 2 - Conc. Block				A 3QBth:	Rating:										
Frame: 1 - Wood				1/2 Bath: 1	Rating:										
Prime Wall: 4 - Vinyl				A HBth:	Rating:										
Sec Wall: 1	%			OthrFix: 1	Rating: Very Good										
Roof Struct: 1 - Gable				OTHER FEATURES											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good										
Color: BLUE				A Kits: 1	Rating:										
View / Desir:				Frl: 1	Rating:										
GENERAL INFORMATION				WSFlue: 1	Rating:										
Grade: B- - Good (-)				CONDOS INFORMATION											
Year Blt: 1920	Eff Yr Blt:			Location: 1											
Alt LUC:		Alt %:		Total Units: 1											
Jurisdict: G17		Fact: .		Floor: 1 - 1st Floor											
Const Mod:				% Own: 42.000000000											
Lump Sum Adj:				Name: 1											
INTERIOR INFORMATION				DEPRECIATION											
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %										
Prim Int Wall: 2 - Plaster				Functional:											
Sec Int Wall: 1	%			Economic:											
Partition: T - Typical				Special:											
Prim Floors: 3 - Hardwood				Override:											
Sec Floors: 1	%			Total: 4.6 %											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY											
Subfloor:				Basic \$ / SQ: 295.00											
Bsmnt Gar:				Size Adj.: 1.26260209											
Electric: 3 - Typical				Const Adj.: 0.98990101											
Insulation: 2 - Typical				Adj \$ / SQ: 368.706											
Int vs Ext: S				Other Features: 87002											
Heat Fuel: 2 - Gas				Grade Factor: 1.21											
Heat Type: 1 - Forced H/Air				NBHD Inf: 0.85000002											
# Heat Sys: 1				NBHD Mod: 1											
% Heated: 100		% AC: 100		LUC Factor: 1.00											
Solar HW: NO		Central Vac: NO		Adj Total: 739455											
% Com Wall		% Sprinkled:		Depreciation: 34015											
				Deprecated Total: 705440											
MOBILE HOME				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1									
Make: 1		Model: 1		Juris. Factor: 1.00	Before Depr: 379.21										
SPEC FEATURES/YARD ITEMS				Special Features: 0	Val/Su Net: 411.55										
Code	Description	A	Y/S	Qty	Final Total: 705400	Val/Su SzAd: 411.55									
Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
PARCEL ID 040.A-0003-0036.1															
More: N Total Yard Items: Total Special Features: Total:															
IMAGE 															
AssessPro Patriot Properties, Inc															